

## SUMMARY

A visual inspection performed on this residence and the immediate surrounding grounds has been conducted in accordance with the terms of the Pre-Inspection Agreement which was executed prior to the inspection and is a part of this report and included herein. It also adheres to the State of Connecticut regulation concerning home inspection. The complete inspection report must be read fully. This is just the summary section. This is not the complete report. The complete report is included herein. Once you, the customer have read the complete report, if there are any questions, you the customer should call the company and discuss any question or concerns. This will allow the company to answer any questions or concerns you the customer may have.

This report was prepared for the sole confidential and exclusive use and possession of the customer:

This summary only contains some of the important concerns based on the best opinion of the home inspector and as observed on the day of the inspection. Expect to find other deficiencies reported in this report. Additional deficiencies in this report may be of lesser, equal, or more importance to you the customer. Please see the complete home inspection for further information, details, defects, deficiencies, and recommendations. Also consult with contractor(s) for further evaluation, testing and recommendations as needed.

The **General** Items (see page 1-3):

**Recommend:** Have a licensed Pest Control Person inspect annually and treat infestation as needed

The **Lower Level** (see page 4-6) have the following major deficiencies:

- Cracks noted
- For safety seal around and over sump pump pit

**Recommend:** Have all deficiencies repaired by a contractor.

The **Utilities** (see page 7-19) have the following major deficiencies:

- Heating deficiencies noted
- Repair, add more common safety devices
- Plumbing deficiencies noted

**Recommend:** Have all deficiencies repaired by the appropriated contractors.

The **interior items** (see page 20-30) have the following major deficiencies:

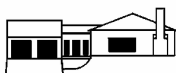
- Prior to hookup of appliances, have an appliance person evaluate further (output, connections, etc.)
- Repair/replace fireplace damper
- For safety, prior to occupancy, have a chimney sweep or mason evaluate further, clean and repair or replace (cracks, loose and crumbling components on exterior of chimney, etc.) as needed.
- For energy efficiency have a contractor add more insulation

**Recommend:** Have all deficiencies repaired by the appropriated contractors.

The **exterior items** (see page 30-36) have the following major concerns;

- Holes noted in exterior
- Fill in holes and low spots near foundation
- Fence is leaning
- Driveway should be repaved. Also pitched away from garage entrance

**Recommend:** Have all deficiencies repaired by the appropriated contractors.



The **vehicle parking items** (see page 37-38) have the following major concerns;  
**Recommend:** Have all deficiencies repaired by the appropriated contractors

The **Environmental items** (see page 39) have the following major concerns;  
- What appears to be unused oil tank should be removed/remediated  
**Recommend:** Have all deficiencies removed by the appropriated contractors

Other deficiencies may occur over time.

In conclusion, the home is currently habitable. General maintenance and upkeep is required to maintain the home. To help with this general maintenance, obtain any all needed warranties and service contracts on any and all utilities and appliances with the appropriate contractors. Also annual inspections by contractors should be performed as well.

Additional information may be necessary from local sources, such as records from the town or city, health district, etc. Consult with others (lawyers, real estate agents, etc.).

A wood destroying insect inspection was performed as part of this inspection. See a separate report by .See "Wood Destroying Insect Inspection Report" for further inspection and recommendations. Annually inspection by a licensed pest control person is recommended.

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